

Cllr Bolton	In response to Cllr Bolton's question, officers confirmed that the adoption date of September/October 2018 referred to relates to CIL, assuming that LPP1 is adopted by the Council this month.
Cllr Deanus	<p>Is the reference to LPP1 providing 'certainty' in relation to housing numbers relevant to the total number of dwellings per annum, or the allocations to towns and villages?</p> <p>At the Springbok appeal there was a focus on the local sustainability of the housing numbers; does the Local Plan provide certainty?</p>
Elizabeth Sims	In the absence of an adopted Local Plan, there is no confirmed housing number, only the Inspector's view of what it should be. At planning appeals, Waverley would find it difficult to defend a lower number.
Ian Motuel	Policy ALH1 sets the minimum parish allocations, so in relation to the Town and Parishes the Local Plan does provide certainty.
John Mathisen, Elstead Parish Council	<p>Elstead Parish Council is concerned that the Modifications in relation to release of Green Belt (Elstead village to be inset from the Green Belt, along with some adjacent parcels of land) do not include a brownfield site that the Parish wishes to allocate for housing in the Neighbourhood Plan, and it appears that the Inspector's report precludes further review of the Green Belt in LPP2 other than defining the precise Green Belt boundary.</p> <p>There is a risk that the Neighbourhood Plan will not pass the Referendum if this site cannot be included.</p>
Gayle Wootton	This question is more relevant to LPP2 and Neighbourhood Plans, and not LPP1. The Neighbourhood Plan must conform with the LPP1. The LPP1 is sound, subject to the Modifications, and these provide more clarity in respect of the areas of Green Belt to be released. The Neighbourhood Plan and LPP2 process will provide the opportunity to consider Green Belt boundaries in detail and site allocations.
Barbara Kinnes, Witley Parish Council	Witley has concerns about the Green Belt boundary changes. Witley Parish has an allocation of 480 dwellings and even allowing for Milford golf course, there are a considerable number of sites needed. The three sites identified to be released from the Green Belt are also covered by AONB and SPA designations which the Inspector (para 36) indicates should be adequate to protect valued landscapes.

	How can Witley deliver enough sites if the entire parish except for the inset village is Green Belt and/or AONB?
Gayle Wootton	This is another discussion for LPP2. The Neighbourhood Plan process includes a sustainability appraisal that looks at each site, and Waverley will help parishes with that exercise. However, whilst the Inspector is mindful of the constraints he still feels that 590 dpa is deliverable.
Cllr Seaborne	In reality, we are committing to 600dpa, as we are running a shortfall over the first 4 years of the Plan period. Can Waverley be sanctioned if planning permissions are granted but developers do not build out the permissions? It is out of Waverley's control and presents a real risk.
Ian Motuel	<p>The Inspector has looked at the deliverability of sites and is satisfied that the Plan is deliverable. The Council has to maintain a 5-yr Housing Land Supply, and we have worked with developers to ensure that identified sites come forward. This will be monitored through Authorities Monitoring Report. Moreover a future review of the Local Plan will take account of the actual deliverability of sites and homes. In the end, it is down to the market to encourage developers to deliver, but the Council will use all its powers.</p> <p>Waverley has to demonstrate it has a 5-yr Housing Land Supply, and an adopted Local Plan enables us to do that.</p> <p>The Housing White Paper included some measures that focused on the construction industry and the actual delivery of planning permissions, and it is expected that this will inform an updated NPPF.</p>
Cllr MacLeod	<p>Not convinced by the Inspector's statement on deliverability. In the first 4 years of the Local Plan period, 1,040 homes had been delivered (average of 260 pa). The forecast trajectory was well over the actual number of dwellings delivered. In the first 9 months of 2017/18, 156 homes had been delivered, so there was no evidence that delivery would increase, regardless of the planning permissions granted by Waverley. Developers didn't have the capacity to deliver, and there was a negative impact on market prices of delivering more homes.</p> <p>Convinced that homes would not be delivered, and this was the fault of the Government destroying the planning system.</p>

Elizabeth Sims	Cllr MacLeod's point is understood. However we do not build homes. All Waverley can do is seek to provide sufficient land to defend its 5-yr supply. With an adopted Local Plan we are in a stronger position to defend a 5-yr Housing Land Supply than without one.
Cllr Ramsdale	Looking at the risks of non-adoption, even if I disagree with the Inspector's conclusions on issues, if we vote against adoption are we shooting ourselves in the foot? We will have no protection, and developers can use the Inspector's report to support their case.
Elizabeth Sims	That is correct. Members may disagree, but the Inspector's conclusions are final and in Planning terms are a 'highly material consideration'.
Cllr Goodridge	It is a bitter pill Waverley is being asked to swallow. Will Guildford be treated in the same way [in relation to Woking's unmet need]? Is it correct that the same Inspector has been appointed to do Guildford's Examination?
Elizabeth Sims	Jonathan Bore has just been appointed as Inspector for Guildford's Draft Local Plan examination, and we presume there would be some consistency in his approach. We recognise that taking Woking's unmet need is likely to be the most unpopular aspect of the Inspector's report.
Cllr Adams	It's not just in Waverley that developers are not building out the permissions they have, and councils are lobbying government for more powers. There are new rules being implemented at the end of March that Waverley will have to follow if the Local Plan is not adopted.
Cllr James	Can we split the housing allocations between Waverley, Woking and London, so we can see if we are meeting our [Waverley's] need?
Elizabeth Sims	Formally, we are not able to deviate from the gross figure of 590dpa, but informally officers may be able to help Members to understand the composition of this figure better.
Cllr Forszewski	Waverley has waited a long time to get this level of certainty. The risks of not adopting mean no Part 2, no CIL. The housing numbers won't go away. The Plan has come too late to save Cranleigh, but gives a level of protection going forward. It's an opportunity to shape what happens going forward and non-adoption leaves us in a dreadful position.

Charles Orange, Hascombe Parish Council	How does Woking's unmet need come about? If Woking updates its Plan and is able to meet its need, what does that mean for Waverley's Plan?
Ian Motuel	The housing need is taken from the SHMA and population projections. There is unmet need in Woking and the Inspector has concluded that Waverley is "less constrained" than Woking and Guildford.
Elizabeth Sims	The +83dpa relating to Woking's unmet need only covers the period up to the end of their Local Plan period. Unfortunately, Plans are always out of sync with one another. Woking will update their Plan based on a fresh housing market assessment, and may be required to pick up unmet need from Waverley if homes are not delivered here. But, Woking will remain largely covered by Green Belt and therefore constrained.
Cllr Byham	The figure for migration from London is bizarre! What is the definition of London used, and how do we know where people come from to occupy housing in Waverley – how do we know if we are meeting our need, or Woking's, or London's?
Elizabeth Sims	The definition of London used is the area covered by the London Mayor's London Plan (Greater London). It is impossible to monitor occupancy and who is buying homes and where they are from. We have an allocation of housing numbers, but monitoring takes place on the basis of completions with no differentiation of where people come from.
Cllr Band	Whether we believe 590 is the correct number, or not, is irrelevant. It is now in the public domain. Waverley should adopt the Plan and get some of the benefits, like CIL. What people are concerned about is the lack of infrastructure to support the number of new homes and we need to move forward and get the infrastructure needed as soon as possible.
Cllr Round	12 dpa for London migration is bizarre. It is difficult to predict numbers. What about the impact of Brexit, and the implications for deliverability and demand for housing in the south east? Take these figures.

Daniel Bainbridge	Regarding the 590dpa figure, including the Woking uplift and London migration figures and uncertainty about how those had been reached – this is the Inspector’s professional judgement, informed by detailed evidence put forward by Waverley and all parties to the Examination process.
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Cllr Hargreaves	Understands that we have to accept the Inspector’s report, but why do we have to accept a Plan that isn’t right, and not take the time to get it right?
Elizabeth Sims	In technical terms, with the specified Modifications, the Inspector’s view is that the Plan is sound (ie. “right”).
Cllr Hunter	There is a proposal to release some Green Belt in Binscombe for housing. Could the land be used to build a clinic?
Ian Motuel	There is nothing in the Plan to prevent use of the land for some other purpose as part of a mixed use scheme, and it would be handled through the planning application process.
Cllr Hyman	This is the worst case Plan we could have put together. Are the lawyers satisfied with the Inspector’s statement of there being “no convincing evidence that 590dpa cannot be delivered in a sustainable manner”. Do we have convincing evidence of the mitigation needed by the Habitat Regulations?
Lewis Jones	The Inspector has found the Local Plan sound and we have to accept that unless we have reason to go to judicial review. The Inspector is satisfied that the Habitat Regulations Assessment requirement has been complied with.
Cllr Hyman	With reference to the Wealden Judgement, officers and an Inspector can be wrong. We have no ‘in combination’ assessment of the impact on the Wealden Heaths and do we continue to ignore this?
Gayle Wootton	There is an in combination assessment for the Wealden Heaths SPA that covers off the issue raised in the Wealden Judgement. The Inspector is cognisant of the Wealden Judgement and challenged Waverley to comment on this in his post-main modifications consultation questions.

Cllr Hyman	Regarding the outstanding Natural England objection, has the Council had an update and has Natural England removed its objection? The Habitats Regulations Assessment is based on a flimsy assessment that traffic flows will go down.
Gayle Wootton	Natural England submitted an objection to the Main Modifications consultation, but did not object to the Submission Plan. The Inspector has agreed with our approach [re SANG at Farnham Park in the short term] so the issue has been closed off.
Cllr Hyman	For the O&S meeting, would like an assessment of why the [housing numbers in the] Neil McDonald report is wrong.
Cllr Follows	Does the absence of an adopted Local Plan give Neighbourhood Plans more flexibility? If it has such weight whether we pass it or not, why adopt it?
Elizabeth Sims	<p>The Inspector's report is a very highly material planning consideration. Planning applicants and Appeal Inspectors can use it and take account of it. It establishes the housing numbers, and the lack of certainty with not having an up to date Local Plan has already cost us appeal decisions.</p> <p>The relevance to Neighbourhood Plans is that the Local Plan provides an up to date strategic framework. In the absence of a Plan, Neighbourhood Plans must comply with the 2002 Local Plan which is 15 years out of date. Development pressures would still reflect the latest position as articulated in the Inspector's Report.</p>
Cllr Follows	So, the decision on Tuesday is a formality ...
Cllr Hunter	The Local Plan is not just about housing; there is a lot of other work and evidence, and urge adoption.
Cllr Hargreaves	Farnham Neighbourhood Plan passed by residents, Waverley and an Inspector. Now we have to find another 450 houses. Why? Was the Inspector led to that conclusion by Waverley? Why couldn't they have been allocated to Dunsfold Park?
Elizabeth Sims	<p>Officers understand the frustration felt – we supported the process in Farnham and celebrated with local councillors when the Neighbourhood Plan was adopted.</p> <p>But, Neighbourhood Plans have to sit in the context of the strategic Local Plan.</p>

	<p>The Inspector went through a technical process to calculate the housing number after a lot of pressure from developers as well as objectors and the Council. Distribution of the additional numbers was a Borough-wide challenge and achieved as equitably and proportionately as possible given the constraints.</p> <p>Waverley didn't pick on particular parts of the borough; the distribution was done in dialogue with the Inspector. It is a bitter pill, but it was never the case that the "made" Neighbourhood Plan would mean Farnham could be excluded from the additional housing allocation.</p> <p>With regards to allocating the extra homes to Dunsfold, it had been a significant issue as to whether the 2,600 homes in the original allocation can be delivered in the Local Plan period. Whilst more homes might be delivered there in a subsequent Plan period, it is not possible to put more there within the timeframe of this Plan. The impact on Farnham is regrettable, but it is a shared responsibility.</p>
Cllr Wheatley	Must remember that the Local Plan stipulates the number of houses, and the Neighbourhood directs where they go.
Cllr Hall	Haslemere Town Council slowed down the development of its Neighbourhood Plan in order for it to confidently sit below the Local Plan, and avoid having to revisit.
Cllr Cockburn	There was a combination of reasons for Farnham getting out of sync with the Local Plan process. Feel that we could have had more support, but we are where we are and will do our best to deliver.
Cllr Hyman	<p>If we don't adopt, what is the impact on the appeals with the Secretary of State? Are the risks to Farnham [of not adopting the Local Plan] different to the risks to Waverley, because of having an adopted Neighbourhood Plan?</p> <p>If the Local Plan is not adopted, is Farnham protected by having a Neighbourhood Plan?</p>
Lewis Jones	If we adopt, there is a 6-week challenge period. It is likely the SoS would wait until after that period before issuing decisions on Appeals.
Daniel Bainbridge	It would be up to the applicants to challenge if appeal decisions are dismissed in the Local Plan challenge period. We simply cannot predict what may happen in those circumstances.